



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: OCTOBER 1, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN LAWRENCE WEEKLY and REESE

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TOM GREEN, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:00)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: OCTOBER 1, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Quitclaim Deed and Declaration of Value for 1.97 acres from the City of Las Vegas to the State of Nevada, acting by and through its Department of Transportation (NDOT) in conjunction with on/off tulip connector across Centennial Center Boulevard - Ward 6 (Mack)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: PW/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

On July 12, 1999, a three-party agreement between NDOT, the City of Las Vegas and the Centennial Center Partnership was executed to ensure completion of Centennial Center Boulevard. Subsequently, NDOT has requested property that was previously dedicated to the City along US95 for access to the tulip connector. The City's engineering staff is in agreement that this should occur for the completion of this connector roadway to occur.

RECOMMENDATION:

Staff recommends approval to deed to NDOT, 1.97 acres of Right-of-Way and authorize the Mayor to sign the Quitclaim Deed and Declaration of Value

BACKUP DOCUMENTATION:

1. Quitclaim Deed
2. Declaration of Value
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF OCTOBER 1, 2001

Item No.1 – Discussion and possible action regarding a Quitclaim Deed and Declaration of Value for 1.97 acres from the City of Las Vegas to the State of Nevada, acting by and through its Department of Transportation (NDOT) in conjunction with on/off tulip connector across Centennial Center Boulevard

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, stated that this property will be used exclusively for US95 on and off-ramps at Centennial. It was deeded to the City in 1998 pursuant to a three-way contract by a private developer. The City is now looking to deed the land to the State for construction of the ramps. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:00 – 3:01)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: OCTOBER 1, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Purchase Agreement between the City of Las Vegas (CLV) and KB HOME Nevada, Inc. (KB) for the purchase of Parcel Numbers 138-09-501-001 and -002, located on the southeast corner of Cimarron and Alexander Roads from the City of Las Vegas (\$450,000 revenue less associated closing costs - Parks Capital Improvement Projects) - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount: \$450,000 rev. - closing costs

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Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source: Parks C.I.P.

PURPOSE/BACKGROUND:

On 7/5/01, authorization for staff to enter into negotiations for an unsolicited offer from KB was approved for the aboved listed parcels. These parcels were purchased by CLV in an effort to prevent commercial development in the area. KB has already purchased additional property along the corridor to create residential housing. The land has been vacant for decades and the lots are currently zoned U-Undeveloped Land District. Both parcels total approximately 4.6 acres.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Purchase Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF OCTOBER 1, 2001

Item No. 2 – Discussion and possible action regarding a Purchase Agreement between the City of Las Vegas (CLV) and KB HOME Nevada, Inc. (KB) for the purchase of Parcel Numbers 138-09-501-001 and -002, located on the southeast corner of Cimarron and Alexander Roads from the City of Las Vegas

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, advised that the two pieces of property were purchased from private parties six months ago for approximately \$200,000 each. Since that time staff has redirected efforts regarding the property to keep it from going commercial. That has been accomplished and the land is up for sale in accordance with a vote of the Council. Staff is seeking authorization to sell the land for \$450,000 to KB Homes for residential development. This will both meet a goal of the City's with regard to land use and return a nice short-term profit. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:01 – 3:03)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: OCTOBER 1, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Memorandum of Understanding (MOU) 2001-1 between the City of Las Vegas (City) and the Clark County School District (CCSD) for use of the Bettye Wilson Soccer Complex located on the northwest corner of Lake Mead Boulevard and Tenaya Way - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** PW/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City leases the land listed above, consisting of approximately 60 acres, from the Bureau of Land Management (BLM). Approval of the MOU will allow the District to provide athletic services for Cimarron Memorial High School in conjunction with use by the Southern Nevada Soccer League and City sponsored events, while at the same time, protecting the conditions of the game fields. The District is responsible for providing the Leisure Services Department with game dates/times. The fields are to be utilized for soccer games/tournaments only.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. MOU
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN WEEKLY** concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF OCTOBER 1, 2001

Item No. 3 – Discussion and possible action regarding a Memorandum of Understanding (MOU) 2001-1 between the City of Las Vegas (City) and the Clark County School District (CCSD) for use of the Bettye Wilson Soccer Complex located on the northwest corner of Lake Mead Boulevard and Tenaya Way

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, explained that the Memorandum of Understanding with the Clark County School District sets forth when the School District is allowed to use the Bettye Wilson Soccer fields for play and tournament, use of the concession stand and use of the practice fields, nicknamed the Back 20 Acres. Staff recommended approval.

COUNCILMAN WEEKLY confirmed with MR. ROARK that for the present time the agreement involves only the adjacent high school, but it is an open door policy between the City and School District. This simply clarifies when and for what use the School District may use the fields and the standard for maintaining and cleaning up the fields. COUNCILMAN REESE verified that the agreement includes the City's responsibilities as well. The indemnification and security issues are contained in the Open Door Agreement between the City and School District.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:03 – 3:06)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: OCTOBER 1, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding an Agreement for the Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and BBC Trust, identified as Parcel Numbers 139-22-313-004 through 139-22-313-010 (seven vacant lots averaging 6,907 square feet), located on Gregory Street between Elliot and Alexander Avenues (\$140,000 revenue less associated closing costs - Parks CIP Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$140,000 rev. - closing costs☐**Budget Funds Available****Dept./Division:** PW/Real Estate☐**Augmentation Required****Funding Source:** Parks CIP Fund**PURPOSE/BACKGROUND:**

On 1/17/01, Council approved marketing of the seven (7) parcels listed above. These are vacant parcels of land that the City has no current or future plans for. The land has been vacant for decades and has the potential to be alleviated and provide revitalization of the area. The lots are currently zoned R-3, Medium Density Residential and Apartment District, and each lot is an average size of 6,907 square feet.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Agreement for the Sale of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF OCTOBER 1, 2001

Item No. 4 – Discussion and possible action regarding an Agreement for the Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and BBC Trust, identified as Parcel Numbers 139-22-313-004 through 139-22-313-010 (seven vacant lots averaging 6,907 square feet), located on Gregory Street between Elliot and Alexander Avenues

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, stated that the lots have been owned by the City for a number of years. Neighborhood Services requested they be placed on the market five or six months ago and the Council approved using a third-party realtor to do so. Staff is now bringing forward a sales agreement subject to approval of a site development plan by Planning Commission and Council. Staff recommended approval.

COUNCILMAN REESE stressed the importance of this type of activity in the area and that it is a very, very good project. He is hoping for a good site development plan that the City can be proud of.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:08)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: OCTOBER 1, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of water lines to service vacant land, known as Garehime Heights Park, located near Alexander and Campbell Roads, identified as Parcel Number 138-08-101-015 - Ward 4 (Brown)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division: PW/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City is in the process of going out to bid for the construction of Garehime Heights Park. In order to have water service to the park, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easement and Rights-of-Way
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a “Do Pass” recommendation. **COUNCILMAN WEEKLY** concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF OCTOBER 1, 2001

Item No. 5 – Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of water lines to service vacant land, known as Garehime Heights Park, located near Alexander and Campbell Roads, identified as Parcel Number 138-08-101-015

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, advised that the Council approved an interlocal agreement at its last Council meeting. This is the easement covered by that interlocal agreement. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:09)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: OCTOBER 1, 2001**

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Grant Deed from Help Them Walk Again as payment for the \$228,000 Home Investment Partnerships Program (HOME) deferred loan on the main building situated on APN 138-36-803-016 and Deed of Reconveyance for APN 138-36-803-015 (formerly APN 138-36-803-003) at 5300 West Charleston - Ward 1 (M. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On 2/5/97 CLV entered into the HOME Agreement to Fund Help Them Walk Again Affordable Rental Housing Development ("Agreement"). The Agreement was to provide \$228,000 to purchase the unimproved land W. of the main building (APN 138-36-803-016) to construct 5 units for physically disabled persons. Help Them Walk Again ("Subrecipient") was unable to raise sufficient funds to develop the property as planned. Grant Deed from Subrecipient transfers ownership to CLV in repayment for the HOME loan. Deed reconveys the City's interest in the main building located on APN 138-36-803-015 (formerly APN 138-36-803-003) to Subrecipient.

RECOMMENDATION:

City Manager recommends approval of Grant Deed from Help Them Walk Again for APN 138-36-803-016 at 5300 West Charleston as payment for the \$228,000 HOME loan and authorize the Mayor to sign a Deed of Partial Reconveyance for APN 138-36-803-015

BACKUP DOCUMENTATION:

1. Grant Deed
2. Deed of Partial Reconveyance
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN WEEKLY** concurred.

REAL ESTATE COMMITTEE MEETING OF OCTOBER 1, 2001

Item No. 6 – Discussion and possible action regarding a Grant Deed from Help Them Walk Again as payment for the \$228,000 Home Investment Partnerships Program (HOME) deferred loan on the main building situated on APN 138-36-803-016 and Deed of Reconveyance for APN 138-36-803-015 (formerly APN 138-36-803-003) at 5300 West Charleston

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of the Real Estate and Asset Management Division, explained that Help Them Walk Again, a non-profit organization, was granted a loan many years ago. They have fallen behind in making the payments on that loan and has advised the City they cannot make payment. The City Attorney's office has negotiated that the land will be divided and the City will assume the vacant half of the land volume. After reconveyance, the land will be sold and hopefully pay off the existing loan. FAYE JOHNSON, Neighborhood Services, added that this will allow the organization to maintain their operation and continue serving their clientele without the loan payment. There was an additional home regulations requiring additional housing, but financing has not been obtainable since 1997. Those regulations can be met by selling the land and repaying the loan. Staff recommended approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:11)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: OCTOBER 1, 2001

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

THE MEETING ADJOURNED AT 3:11 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER
October 31, 2001